



NEWMILL FARM, MILL LANE, SEATON ROSS, YO42 4NE
£2,250,000

Carter Jonas

Newmill Farm, a former smallholding from the 1850s, has been masterfully transformed into a stunning residential estate. While retaining key components of the original buildings, the 21st century overhaul saw all sections restored, rebuilt or reconfigured, including the iconic former grain mill.

The Farm House

The centrepiece of the home is a remarkable 69-foot kitchen, divided into three distinct spaces. It connects to the original farmhouse via a two-storey glazed link, constructed in 2020, providing access to three elegant reception rooms; a spacious family sitting room, a cinema / games room, and an exquisite walnut-panelled library. The upper level comprises four generously sized double bedrooms and three contemporary bathrooms, including the principal suite with an open-plan dressing area and a circular marble wet room. The family wing connects to further living accommodation through the impressive kitchen, which boasts a defined dining area and a cosy family space with a contemporary double-sided fireplace. Abundant windows create a bright atmosphere, while the kitchen features quality painted timber units, a large island with informal seating area, Miele appliances and a 6-oven Aga.

Additional spaces include a utility / laundry room, a boot room, a walnut-panelled snooker room, and a wine room with cabinet storage and its own spittoon. The upper level accommodates two neutrally decorated double bedrooms and a shower room.

The Grain Mill

The grain mill, reconstructed in 2007 on the site of its mid-19th century forebear, is now one of the few remaining in the area. Rebuilt with original bricks, it presents a unique self-contained property across four floors, featuring a kitchen / dining room, sitting room, bathroom and bedroom, all offering stunning views of the gardens and surrounding countryside. While in need of some refurbishment, it has great potential as an annexe.

Outbuilding, Gardens and Grounds

The estate is accessed via video controlled electric gates leading to a sweeping tarmac drive, culminating in a spacious parking area. Indian stone terracing encircles the house, with extensive lawns and specimen trees. In addition to the formal gardens there are fenced paddocks of approximately four acres, which enhance the grounds and create the perfect property for equestrian enthusiasts. To the north, a range of outbuildings include a stable block with five loose boxes, an all-weather arena, hay store and tack room, all equipped with electricity and plumbing. Additionally, there is a sizeable three-bay garage accommodation six cars, including access for a horse box, along with a workshop and separate double garage.

Seaton Ross offers basic village amenities, with more extensive options available in Pocklington, about six miles away. This bustling market town features a health centre, dental and veterinary practices, shops, supermarkets, library, sports facilities, restaurant, arts centre and schools, including the historic 500-year-old Pocklington School. York (15 miles) and Howden (11 miles) provide regular mainline rail services, with journey times to London Kings Cross of under two hours.

TENURE Freehold

EPC BAND To be confirmed

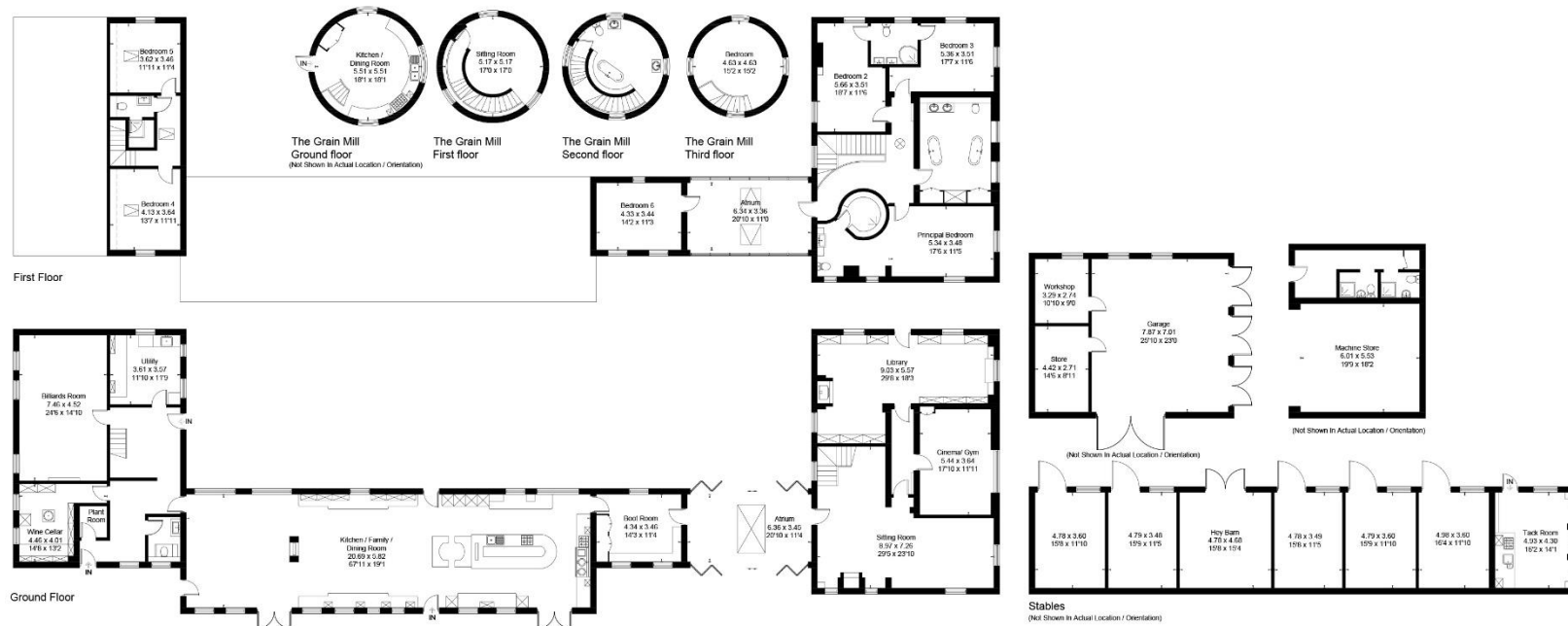
AN EXCEPTIONAL RESIDENTIAL ESTATE INCORPORATING AN EXPANSIVE FARMHOUSE, A RECONSTRUCTED GRAIN MILL, STABLING AND EXTENSIVE GARAGING, SET IN APPROXIMATELY 7.5 ACRES OF GARDENS AND PADDOCKS BETWEEN YORK AND POCKLINGTON.







Mill Lane, Seaton Ross York, YO42
 Approximate Area = 6189 sq ft / 575.0 sq m
 The Grain Mill = 866 sq ft / 80.5 sq m
 Outbuildings = 2497 sq ft / 232.0 sq m
 Total = 9552 sq ft / 887.5 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93944

York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

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